

- MORE LAND FOR INSTITUTIONAL USES. The two blocks bounded by First, Bridge, Second, and Johnston Streets at the western part of the downtown may be used for more professional offices, clubs, and other public or semi-public types of activities in the future. The tobacco warehouse and the adjacent row of commercial buildings should be removed in order to make way for new constructions. The canopies, the new department stores and other improvements further down the street tend to make the above mentioned structures appear as eyesores. Strategically located as a gateway to the downtown from the north, their early removal is most opportune.
- TOBACCO WAREHOUSES. There are currently within the confines of downtown Smithfield three or four sizeable tobacco warehouses. Visually, they are as unsightly as they are structurally and functionally obsolete. Haven for vermin, these buildings present themselves as constant sources of fire hazards as well as blighting influence to their neighbors. Often located at or near the "One Hundred Percent Block" these warehouses timely removal would be a boom to the future development of downtown Smithfield.
- THROUGH TRAFFIC. Downtown Smithfield currently is traversed by one of the most heavily used highways in Eastern Carolina -- U. S. 70. According to the State Highway Commission, the annual average daily figure (A.A.D.T.) along Market Street reached a high of 9,400 in 1962. The Commission further estimated that the traffic figure will increase at a rate of 5% to 10% each year. It is safe to assume therefore, that the current traffic volume has long since past the 10,000 mark. Through